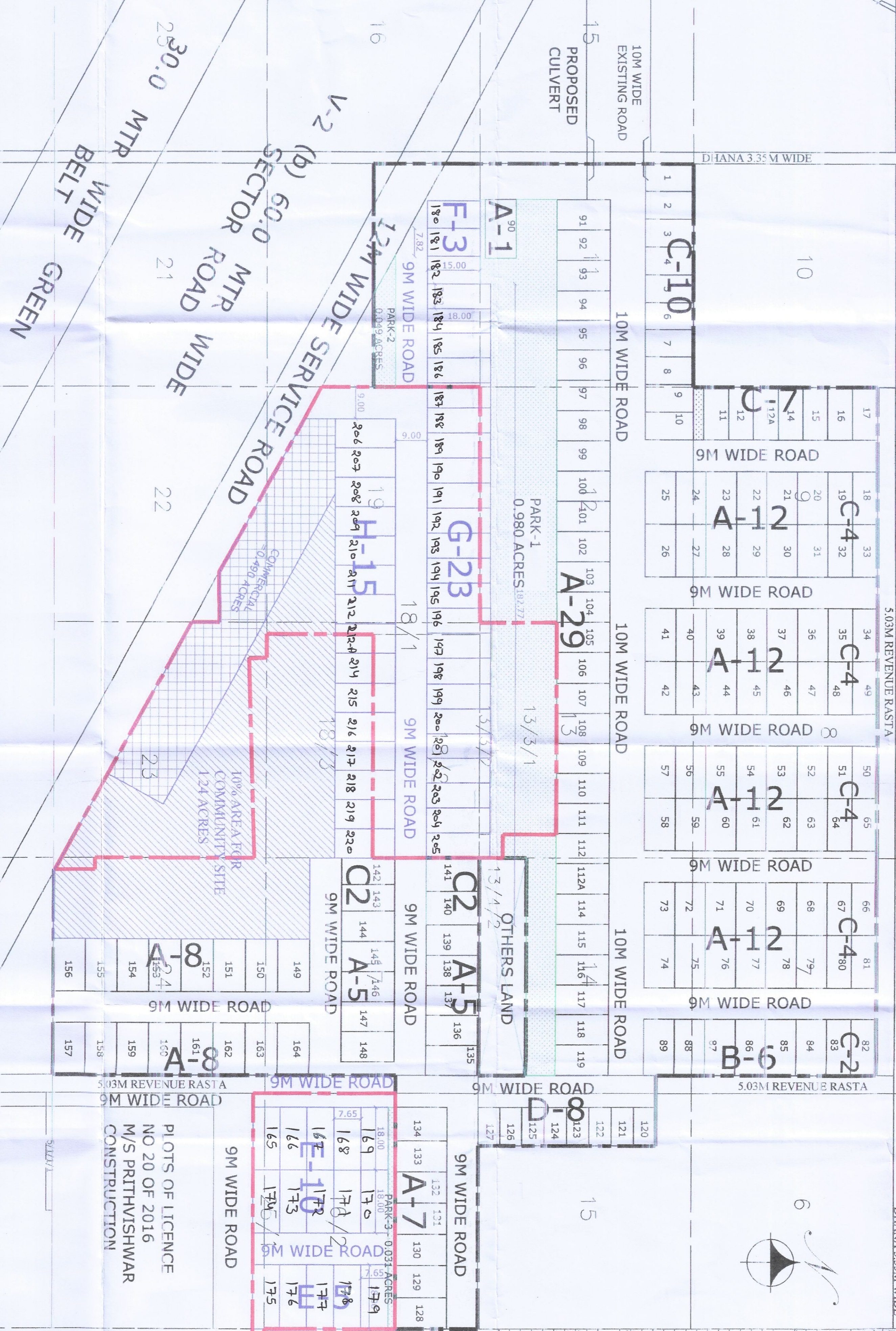


24M WIDE ROAD
UD
0.27 Acres



OTHER'S LAND

ALREADY APPROVED
7.065 ACRES (LICENCE NO-36 OF 2016 DATED 08-12-2016) = 21.875 Acres

ADDITIONAL LAND = 3.13125 Acres

REVISED & ADDITIONAL AREA

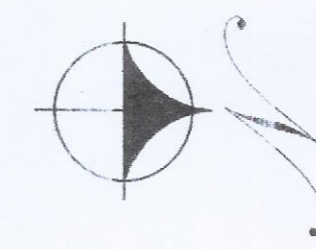
PROPOSED LAYOUT PLAN FOR 3.1375 ACRES IN ADDITIONAL TO ALREADY APPROVED LICENCED LAND 2.15625 ACRES (LICENCE NO-08 OF 2017 DATED 02-03-2017) AND 7.0625 ACRES (LICENCE NO-26 OF 2016 DATED 08-12-2016) TOTAL 12.35625 ACRES

For Affordable Plotted Colony (Under DDJAY-2016) in sector-37 Bahadurgarh, Distt- Jhajjar, Haryana being developed by **H.L. RESIDENCY PVT LTD.**

ARCHITECT

OWNER

H.L. RESIDENCY PVT. LTD.



| AREA STATEMENT | | Already Approved | New | Total Land |
|--|--|------------------|---------------|-------------------|
| TOTAL AREA OF THE SCHEME | | 9.21875 Acres | 3.13750 Acres | 12.35625 Acres |
| AREA FALLING UNDER 60M WIDE ROAD | | 0.01140 Acres | 0.012 Acres | 0.02340 Acres (A) |
| 50% OF AREA FALLING UNDER 60M WIDE ROAD | | 0.00570 Acres | 0.006 Acres | 0.01170 Acres (B) |
| BALANCE AREA (A+B) NOT PLANNED AREA | | 0.01710 Acres | 0.018 Acres | 0.03510 Acres |
| Permissible Area Detail | | | | |
| AREA UNDER COMMERCIAL @ 20% PERMISSIBLE | | 0.490 Acres | 3.967 Acres | 4.457 Acres |
| AREA UNDER PLOTS @ 61% PERMISSIBLE | | 7.534 Acres | 6.747 Acres | 14.281 Acres |
| TOTAL PERMISSIBLE AREA @ max. 65% | | 8.024 Acres | 10.714 Acres | 18.738 Acres |
| TOTAL GREEN AREA @ min. 7.50% | | 0.927 Acres | 7.237 Acres | 8.164 Acres |
| TOTAL PERMISSIBLE AREA @ min. 7.50% | | 1.060 Acres | 8.279 Acres | 9.339 Acres |
| AREA UNDER COMMUNITY SITE @ min. 10% PERMISSIBLE | | 1.240 Acres | 10.035 Acres | 11.275 Acres |

| Plot No | Size | Area in SqM | Already Approved | New | Total |
|---------|-------|-------------|------------------|-----|-------|
| A | 8.600 | 129.00 | 111 | 0 | 111 |
| B | 8.600 | 129.00 | 0 | 6 | 6 |
| C | 7.800 | 110.00 | 99 | 0 | 99 |
| D | 7.800 | 110.00 | 0 | 8 | 8 |
| E | 7.650 | 107.25 | 15 | 0 | 15 |
| F | 7.650 | 107.25 | 0 | 3 | 3 |
| G | 7.650 | 107.25 | 0 | 12 | 12 |
| H | 8.340 | 117.00 | 0 | 15 | 15 |
| TOTAL | | 164 | 116 | 39 | 155 |

To be read with Licence No. 168 of 2023 Dated 22/08/2023.

- The Proposed Layout Plan for an area measuring 12.35625 Acres (Being 0.927 Acres (10%) comprised of license which is issued in respect of Affordable Plotted Colony under DDJAY-2016) being developed by H.L. Residency Pvt. Ltd. in Sector-37, Bahadurgarh, District-Jhajjar is hereby approved subject to the following conditions:
- This subject plan shall be read in conjunction with the clauses appearing on the agreement executed between the applicant and the Government.
- The plot area shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as per the plan of the area under plots.
- The demarcation plans as per site of all the Residential Plots and Commercial Site shall be approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town and Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall submit to the Director of the DTP for the modification of layout plan of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/throughway as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals in the peripheral areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town and Country Planning, Haryana or the Director, Urban Development, Haryana.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road which means a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable which form part of the licensed area shall be transferred free of cost to the government on the completion of the project.
- That the road, which is subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the Energy Department, Haryana Govt. notification No.22/2005-30/ener dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For H.L. RESIDENCY
Auth. Signatory

For H.L. RESIDENCY PVT. LTD.
Auth. Signatory